



CONSTRUCTION PHASE SURFACE WATER MANAGEMENT PLAN (CPSWMP)

Project

Land rear of 34 Arlesey Road, Ickleford, Hertfordshire, SG5 3UU

Development

Erection of nine dwellings including access, parking and landscaping

Date

March 2026

Revision 1.0

This Construction Phase Surface Water Management Plan (CPSWMP) has been prepared in accordance with Condition 14 of planning permission ref. 25/01094/FP.



1. Introduction

This Construction Phase Surface Water Management Plan (CPSWMP) has been prepared in accordance with Condition 14 of planning permission ref. 25/01094/FP.

The purpose of the Plan is to ensure that surface water runoff generated during construction does not increase flood risk on-site or off-site, in accordance with national policy and Lead Local Flood Authority requirements

All works will be undertaken in accordance with this Plan unless otherwise agreed in writing by the Local Planning Authority.

2. Existing Site Conditions

The site is currently greenfield, with surface water runoff draining naturally overland towards adjacent land and local watercourses. There are no existing formal surface water drainage systems within the site.

3. Construction Phase Drainage Strategy and Phasing

Surface water management during construction will be carefully phased to ensure that drainage provision is always in place in line with the level of site impermeability.

The key principles are as follows:

- The approved swale system will be installed at the commencement of development, forming the primary surface water management feature during construction.
- The swale will attenuate flows and convey runoff safely to the agreed outfall location.
- An additional silt trap / sediment control feature (e.g. settlement trench or silt barrier) will be installed upstream of the outfall to prevent sediment-laden runoff entering the receiving watercourse.

As the development progresses:

- Permanent drainage infrastructure will be installed concurrently with the formation of permanent hardstanding areas (including roads, driveways and other impermeable surfaces).
- This ensures that as soon as the site transitions from greenfield to developed (increased impermeable area), the equivalent attenuation and flow control measures are already operational.
- Surface water runoff will be restricted to greenfield equivalent rates throughout the construction phase



- At no point will there be an increase in runoff rates without appropriate drainage infrastructure in place.

This phased approach ensures that flood risk is not increased at any stage of the construction process, including during storm events.

4. Ditch Management and Watercourse Protection

To support effective drainage and protect the receiving environment:

- The existing ditch and swale (once constructed) will be inspected and, where necessary, cleared of vegetation, debris and accumulated silt to ensure effective conveyance.
- A secondary silt control system will be installed to prevent sediment entering the watercourse.
- Discharge points will be controlled and monitored throughout construction.

In addition:

- Boundary planting adjacent to the ditch will be implemented in the first available planting season following commencement.
- This early planting will provide additional filtration, bank stabilisation and demonstrate a proactive approach to protecting the watercourse.

5. Pollution Prevention and Water Quality

Measures to be undertaken will include:

- Wheel washing facilities
- Bunded storage of fuels and chemicals
- Emergency spill response procedures (with spill kits always available on site)
- Silt control measures as outlined above

6. Inspection, Maintenance and Management

- Regular inspection of all drainage features
- Removal of silt and debris as required
- Maintenance following rainfall events
- A designated responsible site manager will oversee compliance

7. Protection of Off-Site Receptors

This strategy ensures:



- No uncontrolled discharge to third-party land
- Protection of adjacent watercourses
- Controlled discharge to agreed outfall locations

8. Compliance

The approved CPSWMP will be implemented in full for the duration of the construction phase.

This CPSWMP is a live document and will be reviewed and updated as necessary throughout the construction phase. Any amendments will be agreed with the Local Planning Authority where required.